

**EXHIBIT A – FINDINGS
DRC2014-00127 / BECK**

Environmental Determination

- A. The project qualifies for a Categorical Exemption Class 1 pursuant to CEQA Guidelines Section 15301(e) because the addition to the existing single family residence will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2500 square feet.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition to the existing residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the addition to the existing structure is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Chester Lane, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because there will be minimal site disturbance. Should resources be encountered, construction will cease and the applicant will contact the County Planning and Building Department and Native American Representative.
- I. The site design and development cannot be feasibly changed. Due to previous development of the site, it is unlikely that archaeological resources are present therefore no changes are necessary to avoid intrusion into or disturbance of archaeological resources. Construction will use appropriate methods to protect the integrity of the site.

ATTACHMENT 1

Sensitive Resource Area

- J. Development of the proposed two-story addition will not create significant adverse effects on the natural features (slopes, trees, habitat) or vicinity that were the basis for the Sensitive Resource Area designation (Monterey Pine) because no grading will occur and no trees will be removed as a result of the project. There are no Monterey pines on the project site, and the addition has been sited to reduce impacts to oak trees on site and conform to the existing slopes of the site.
- K. The proposed two-story addition considers the natural features and topography of the site through its design and siting because no grading will be necessary to accomplish development of the addition.
- L. The proposed project will not remove any trees from the project site. In the event construction of the development involves removal of the 6" oak tree located nearest to the addition, the applicant has agreed to plant the required offset (4:1 ratio) to replace the removed oak.
- M. Soil and subsoil conditions are suitable for any proposed excavation. Drainage improvements will be designed to prevent soil erosion and sedimentation through undue surface runoff. A drainage plan was prepared for the project and will be reviewed by Public Works at the time of application for building permits.